

FIRE-RESCUE FACILITIES BOND ISSUE BLUE RIBBON COMMITTEE
100 NORTH ANDREWS AVENUE
8th FLOOR CONFERENCE ROOM
FORT LAUDERDALE, FLORIDA, 33301
THURSDAY, SEPTEMBER 24, 2015
6:00 p.m. to 8:00 p.m.

| <u>MEMBERS</u> | | <u>Present</u> | <u>Absent</u> |
|---|---|-----------------------|----------------------|
| Thornie Jarrett, Chair | P | 3 | 0 |
| Douglas Meade, Vice Chair (arr. 6:16 p.m.) | P | 3 | 0 |
| Nadine Hankerson | A | 1 | 2 |
| Allan Kozich | A | 1 | 2 |
| Steven Mayer | A | 0 | 3 |
| Patrick McTigue | P | 3 | 0 |
| Frederick Nesbitt | P | 2 | 1 |
| Bryson Ridgway | A | 1 | 2 |
| Doug Ruth | A | 2 | 1 |
| Frank Snedaker | P | 2 | 1 |

Staff

Annalise Mannix, Senior Project Manager and Board Liaison
Luisa Arbelaez, Project Manager
Robert Hoechert, Fire Chief
Chantal Botting, Division Chief
Tim Heiser, Deputy Fire Chief
Brigitte Chiappetta, Recording Secretary, Prototype, Inc.

Communication to the City Commission - none

I. Call to Order/Roll Call

Chair Jarrett called the meeting to order at 6:10 p.m.

• Quorum Requirement

As of this date there were 10 appointed members to the Committee, which means 6 would constitute a quorum. It was noted there was not a quorum at the commencement of the meeting.

II. Staff Liaison Report

Board Liaison Annalise Mannix stated that since there was no quorum, she would proceed in a workshop format and review concerns from the last meeting.

- **Design – FS 8, FS 13, FS 54** (not addressed)

Ms. Mannix began with the property at 825 Sunrise Boulevard. She reported that the money used to purchase the property was from the General Fund; anything left over after the purchase was given back to the General Fund and spent.

Mr. McTigue wondered if the City thought of putting the leftover money into the Fire Bond money in case they need it in the future. Chair Jarrett stated that the City purchased the land before the Fire Bond was passed with “full intention” of it being the Fire Bond. He continued it was purchased to move Station 29 to that location, because the lot for Station 29 was too small. However, it was then discovered that the Station 29 lot was much larger than necessary, and there were issues about moving the station too far away from the Coral Ridge neighborhood.

Ms. Mannix clarified that the re-allocation of money happened quickly after the purchase. She believed the conversation of the City Commission implied design/construction to proceed based on what the stations require. If, after two were built, and if there is insufficient money left over, they would “figure out what to do.” Ms. Mannix said that Station #47 started with \$1,019,000 of General Fund money, and two other stations had General Fund money.

Ms. Mannix distributed a spreadsheet, “Fire Station Construction Comparison.” Chair Jarrett requested that staff send such items a few weeks prior to meetings for review.

[Vice Chair Meade arrived at 6:16 pm.]

Ms. Mannix noted that prices had increased substantially for Fire Stations #54 and #8 from the last project, and reviewed the amounts shown on the spreadsheet. She pointed out that #54 had been designed under the 2010 Building Code, and costs to update it to meet current requirements are running 18% - 22%.

Ms. Mannix said there would be a lot of site work at #8 that will increase the cost per square footage. The estimate is based on the schematic design done by the architect, CPZ.

Mr. McTigue asked why Station #8 is 1,000 square feet larger than #54 and Ms. Mannix replied it was due to a third bay. Fire Chief Hoechert explained they added a third bay due to accommodate hazardous materials vehicle in that location. The majority of the hazardous materials calls are downtown and toward the port; the location for Fire Station #8 has quick access to major transportation corridors and can respond more quickly.

There was a discussion about the history of station designs and construction, with Chief Hoechert expressing concern that old stations are not large enough to meet future needs.

Ms. Mannix showed drawings of the schematic design proposed for Fire Station #8, and made comments following about the design. Vice Chair Meade wondered why all the bathrooms had to be ADA compliant, and Ms. Mannix clarified there is one ADA restroom and one ADA bunk room.

In response to a question by Chair Jarrett, Chief Hoechert said that the bay is longer to accommodate the tractor-trailer of the hazmat truck. He said that the bays are also long enough to stack two rescue units. Chief Hoechert added that the three new engines are three feet shorter than before to facilitate maneuvering around downtown. Project Manager Ms. Arbelaez reminded the Committee that the plans are just schematics, not approved plans.

Vice Chair Meade wondered how the shifts work at the stations, and Chief Hoechert explained they are 24-hour shifts from 8:00 a.m. until 8:00 a.m. the following day. Chief Hoechert said that most firemen do not spend much time working out; Vice Chair Meade suggested they buy memberships to a gym rather than putting a room in the station for working out. He thought many of the rooms were “huge.” Chief Hoechert stated that the current bathrooms are very small. Ms. Botting added that people taking showers hit their elbows on the wall, and some shower stalls had to be enlarged.

Ms. Botting mentioned that the proposed electrical room is built to Code, as is the telecom room. Regarding the gym, Chief Hoechert explained they have to have a workout room in every firehouse to get accredited.

Mr. Snedaker suggested installing dual flush toilets and eliminating urinals. Mr. McTigue spoke about the patio and gymnasium.

Ms. Mannix stated they gave both architects (CPZ & PGAL) a copy of the 2010 feasibility study for fire stations, and the architects reviewed it with the Fire Chief and the Project Manager team. Fire Station #54 has a detailed estimate, based on the plans that the City designed in-house. Ms. Arbeleaz said that the consultants went through the plans and construction documents.

Mr. Snedaker asserted that the mechanical systems and glazing systems will change drastically, even though he thought the building would remain similar structurally. He elaborated that the mechanical systems would be more rigorous per the new Code.

In response to a question by Mr. Nesbitt, Ms. Mannix said Bokampers is going to DRC with a proposed plan, and the demolition of the existing Fire Station #54 site is scheduled for October 6, 2015. Ms. Botting stated that the Fire Department is not delaying the demolition project – it was released earlier during the week. Ms. Arbelaez added that asbestos remediation was completed on September 12; after that, final testing was done.

Deputy Fire Chief Tim Heiser stated that they have to raise the building elevation by two feet. Ms. Mannix advised that the City has to approve the plans after it has gone through DRC, and the process would probably take several months. The cost estimate is a little high, and there is a lot of off-site work to be done.

Chief Hoechert advised there is a 12-foot sewer easement that runs through the apron area, and the shape of the lot is unusual to begin with.

Ms. Mannix reported that the State has asked for an analysis of any other vacant land that the City could use to build Fire Station #13 on other than the park. In other words, the City has to produce a document proving that the requested site is the only one that is feasible.

Ms. Mannix referred to Exhibit A, showing that Fire Station #54 was shown at \$3.7 million, but the estimated construction fee is now \$5.8 million. Vice Chair Meade wondered why it was so expensive, and Mr. Snedaker explained it is two stories and on pilings. In addition, there are costs associated with raising the elevation. Chair Jarrett thought there should be more parking for the community, but they are constrained by the lot itself.

Chair Jarrett continued that if they “come up short,” the Committee will have to go to the City Commission and ask for more money to complete the project. He said there are three issues that are not on the fire bond: proper dock for the fireboats, possible addition of a second fireboat; and ocean rescues – the lifeguard quarters are “atrocious” and the equipment is situated outside near the pool.

Ms. Mannix said that if they want to stay on schedule, they will have to communicate with the architects right away.

Ms. Mannix asked for input from the Board, and received the following comments:

- Cannot cut square footage out of the building without destroying the use
- Cutting money on equipment and finishes will result in increased cost in maintenance over the long term
 - Government does not allocate money for maintenance
 - Have to build at industrial levels so it will last 30 years
- Land swap has dragged out for three years - concern that it will drag out longer and costs will escalate
- Suggestion that individually (as concerned citizens) members can approach the Mayor and the Commissioners and explain the situation
- Cannot do a special notice to the City Commission at this meeting due to lack of quorum
- A meeting is needed next month to prepare a Communication to the Commission
- Request for an RSVP with meeting notice (one week prior to meeting); follow-up with a phone call
- Persistence will pay off

- More than 3% of the Operating Budget has gone into the CIP budget as a minimum this year

Chair Jarrett asked if staff brought the plans, but Ms. Arbelaez replied they did not because the plans are not approved. Chair Jarrett requested that staff forward via email a site plan and a floor plan of the building in PDF format to all Committee members. Mr. Nesbitt requested a printed full-sized copy. He did not think they should start re-designing fire stations; they need to do get the three stations built. Chair Jarrett wanted to see the plan because it makes it easier to sell the idea if they are familiar with it.

Ms. Mannix stated they are working with the assistance of the Fire Department to reduce costs on Fire Station #8. When an approved schematic is done, she will send it out to the Committee.

Mr. Snedaker pointed out they had not seen any schedules (timelines), and Ms. Arbelaez said she would email them copies of the schedules.

Chair Jarrett agreed with staff and other Committee members that they should not redesign the buildings, but they want to know where they are headed so that they can promote the ideas.

Chief Hoechert did not think they could eliminate the community room, because it was part of the bond. However, Ms. Mannix could not find anything in the bond that made reference to that. Chief Hoechert also said someone had suggested eliminating the third bay at Station #8, although the Fire Department was not in favor of that.

Mr. Snedaker requested a status report on Fire Station #13. Ms. Mannix said they are still looking for alternative sites, and they directed a task order for the consultant to do a feasibility study about building the structure on the existing site.

Mr. Snedaker recalled that the original site was 200 by 200 feet, but the State took 40 feet; now the site is 200 by 160 feet. Chair Jarrett asserted that the biggest issue the Committee had was using the site at Sunrise Boulevard at the beach for a back-in station.

Regarding Station #13, Chief Hoechert stated they met with Antioch College, the State and others in January, 2015; they remain hopeful that Antioch College will agree there are no other parcels available for the fire house. He clarified that the State is in favor of it, The Friends of Birch State Park seem interested in the swap, and they are just waiting on Antioch College. Ms. Arbelaez said they make a monthly reminder call to the State.

There was a brief discussion on the background of a potential swap involving Station #49. Chief Hoechert stated that he had written a letter to the City Manager in opposition to the idea.

By consensus, the Committee agreed to have a meeting in October; staff would have to check room availability and schedules and then email the members.

III. Communication to the City Commission - none

IV. Adjournment

Hearing no further business, the meeting was adjourned at 7:28 p.m.

[Minutes prepared by J. Rubin, Prototype, Inc.]

Attachments:

Spreadsheet, "Fire Station Construction Comparison" – Ms. Mannix

Drawings of schematic for FS #8 – Ms. Mannix

Exhibit A – Ms. Mannix